

COT DESIGN REVIEW BOARD
Friday, April 1, 2016 - 7:30 a.m.
APPROVED MINUTES

Public Works Building Planning & Development Services, 3rd Floor North Conference Room
201 North Stone Avenue
Tucson, Arizona

Call to order:

The quorum was established and meeting called to order at 7:35 AM

Members Present

Robert Page (Chair)
Mike Anglin
Eric Barrett
David Marhefka

Members Absent

Staff Present (PDSD)

Michael Taku
Frank Dillon

Approval of minutes from March 18, 2016

Motion: Mike Anglin
Second: David Marhefka
Vote: 4-0

Applicant- Attendees

Kenny Meyers, Adobe Awning and Shade, 3346 W. Flower Street, Phoenix, AZ 85017
Russell E Krone, Thompson.Krone, PLC, 4601 E. Fort Lowell Rd, #109, Tucson, AZ 85712
Scott E Isles, Architect, Isles Architecture LLC, P.O. Box 57604, Tucson, AZ 85732
Scott Gold, 430 E. Lee Street, Tucson, AZ 85705
Mike Goodman, Owner/Developer, 430 E. Lee Street, Tucson, AZ 85705
Rick Gonzalez, Architect/Design Professional, 214 E Suffolk Drive, Tucson, AZ 85704
Nathan Kappler, Architect, Potential DRB Member, 2210 East Waverly St. Tucson, AZ 85719
Savannah McDonald, Architect, Potential DRB Member, 317 N Court Av. Tucson, AZ 85701

NEW CASES

RNA-16-07 PLAZA CENTRO GREYHOUND UNIT 3-OBON SUSHI +BAR+ RAMEN: PATIO AWNING AND FAÇADE IMPROVEMENT, 350 EAST CONGRESS STREET SUITE 120, OCR-2 [DRB-16-06 & HPZ-16-21]

The applicant's project is located within the Rio Nuevo Area (RNA) Overlay Zone, and is zoned OCR-2 "Office Commercial Residential". The applicant proposes to install a patio awning for OBON Sushi Bar Ramen. The awning is to be constructed of steel with a gray colored fire-rated fabric top. The steel metal color and clear coated to match existing steel work on building and outdoor dining (patio) entry to the existing restaurant space (as approved in DRB-15-10 on 7/10/15). The patio awning when installed will be approximately 31' in length.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo Area (RNA), as provided in Section 5.12.7. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

The Applicant's Request

Minutes Approved on 04/15/2016

The applicant is requesting review of the new patio awning and façade modification for compatibility with Rio Nuevo Area design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.12.7.C 1-15 AND SITE DESIGN STANDARDS IN SECTION 5.12.7.D.

Motion: David Marhefka

Second: Eric Barrett

Vote: 4-0

DRB-16-07 FELDMAN'S NEIGHBORHOOD PRESERVATION ZONE, NEW CONSTRUCTION-SINGLE-FAMILY RESIDENCE, 1215 NORTH 2ND AVENUE, NR-1[NPZ-15-03]

The appellant Russell E. Krone on behalf of Ginny Gilmore, LLC is appealing the Planning and Development Services (PDSD) Director's decision to deny Neighborhood Preservation Zone (NPZ) Case NPZ-15-03. Case NPZ-15-03 is a request to construct a new single-family residence. Construction of a new single-family residence triggers the need to bring the structure into compliance with design criteria applicable to residential development in the NR-1 zone. The appellant filed a NPZ application (Case NPZ-15-03) with the Planning and Development Services Department requesting the zoning approval necessary to allow the structure to be constructed in compliance with the Feldman's Neighborhood Preservation Zone design manual. The appellant's NPZ application was denied due to the project's non-compliance with required neighborhood design manual as reviewed by City staff and Design Professional and recommended to PSDS Director.

Tucson UDC sections applicable to this project include, but are not limited to, Sections 5.10 and 5.10.3.H which provide the criteria for development in the NR-1 zone; and Sections 2.2.6.C.15 and 3.9.1 provides for the DRB to hear and decide on appeals made to the Planning and Development Services (PDSD) Director's decision on NPZ applications; appeal under this section must be based upon an error in the Director's decision finding compliance or non-compliance with the neighborhood specific design manual and compatibility review standards and shall in formulation of its decision utilize the same standards applied by the Design Professional when making its decision. DRB may affirm, reverse or modify the decision subject to appeal and may impose conditions necessary and appropriate to implement the UDC and other pertinent regulations. The decision by the DRB shall be announced and is final at the time the decision is made following the public hearing.

THE APPELLANTS' REQUEST

The appellant is requesting reversal of the Planning and Development Services (PDSD) Director's decision to deny Case NPZ-15-03, which is a request to allow new construction of a single-family residence in a Neighborhood Preservation Zone (NPZ):

- 1) Allow construction of a new single-family residence in the Feldman's Neighborhood Preservation Zone in compliance with the Neighborhood Design Manual, as shown on the submitted plans.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED NEIGHBORHOOD PRESERVATION ZONE (NPZ) APPLICATION AND DECIDES TO UPHOLD THE PSDS DIRECTOR'S DECISION TO DENY NPZ-15-03 FINDING THE APPLICATION NOT IN COMPLIANCE WITH THE

CRITERIA ESTABLISHED IN UDC SECTION 5.10 AND FELDMAN NEIGHBORHOOD PRESERVATION ZONE DESIGN MANUAL.

Motion: Mike Anglin

Second: Eric Barrett

Vote: 4-0

RND PRE APPS:

No potential applicants at this time

Call to the Audience

No one in the audience to speak

Adjourn:

The meeting was adjourned at 0:50 AM

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.

S: zoning administration/drb/04012016min.doc